32 Alton Avenue

32 Alton Avenue
Ellsworth
$415,000

THE KNOWLES COMPANY

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- Year-round 3-bedroom, 2-bath home on .92 +/- acres
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The Knowles Company represents both sellers and buyers, and practices an Appointed Agency Policy. We have a fiduciary responsibility to disclose to our client all information material to the sale of this property acquired from any source.

32 Alton Avenue

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Living Room

Kitchen

Dining

Primary

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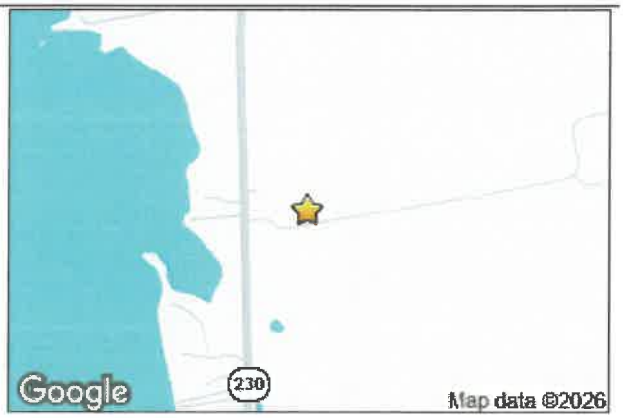
Public Detail Report

MLS #: 1639471 **County:** Hancock **Seasonal:** No **List Price:** $415,000
Status: Active **Property Type:** Residential **Original List Price:** $432,000
Directions: Bayside Rd. to Alton Ave. Property on left after S-turn - #32

32 Alton Avenue
Ellsworth, ME
04605

List Price:
$415,000
MLS#: 1639471



General Information

Sub-Type: Single Family Residence **Year Built:** 2002 **Rooms:** 6 **Sqft Fin Abv Grd+/-:** 1,556
Style: Other **Fireplaces Total:** 1 **Beds:** 3 **Sqft Fin Blw Grd+/-:** 0
Furniture: Negotiable **Baths:** 2/0 **Sqft Fin Total+/-:** 1,556
Source of Sqft: Public Records

Land Information

Leased Land: No **Waterfront:** No **Road Frontage +/-:** 168
Lot Size Acres +/-: 0.92 **Water Views:** No **Source of Rd Front:** Public Records
Source of Acreage: Public Records **Zoning:** R
Surveyed: Yes **Zoning Overlay:** Unknown
Bank Owned REO: No

Interior Information

Full Baths Bsmnt: 0 **Half Baths Bsmnt:** 0 **VA Certification:**
Full Baths Lvl 1: 2 **Half Baths Lvl 1:** 0
Full Baths Lvl 2: 0 **Half Baths Lvl 2:** 0
Full Baths Lvl 3: 0 **Half Baths Lvl 3:** 0
Full Baths Upper: 0 **Half Baths Upper:** 0

Room Name	Length	Width	Level	Room Features
Kitchen	17	9.5	First	
Dining Room	10	12	First	
Living Room	18	18.5	First	Cathedral Ceiling(s),Heat Stove
Primary Bedroom	16	13	First	
Bedroom 2	10	12	First	
Bedroom 3	10	12	First	

Property Features

Site: Level; Well Landscaped
Driveway: Paved
Parking: Off Street
Location: Subdivision
Roads: Paved; Public
Electric: Circuit Breakers
Gas: No Gas
Sewer: Septic Design Available; Septic Tank
Water: Private; Well
Basement Entry: Bulkhead

Construction: Wood Frame
Basement Info: Finished; Full
Exterior: Vinyl Siding
Roof: Shingle
Heat System: Baseboard; Hot Water
Heat Fuel: Oil
Water Heater: Off Heating System
Cooling: None
Floors: Tile; Wood
Other Structures: Outbuilding
Veh. Storage: 2 Car; Detached; Storage Above
Garage: Yes
Garage Spaces: 2

Tax/Deed Information

Book/Page/Deed: 6880/0600/All **Full Tax Amt/Yr:** $5,537/ 2025 **Map/Block/Lot:** 005/053/000
Deed/Conveyance Type Offered: Personal Rep **Tax ID:** 32AltonAvenueEllsworth04605
Deed Restrictions: Unknown

Remarks

Remarks: NEW PHOTOS!! NOW VACANT!! Charming 3-bedroom, 2-bathroom home in Ellsworth offering comfortable single-level living in a desirable neighborhood close to local amenities. The property features a spacious full basement, detached 2-car garage with storage above, and a well-landscaped lot with plenty of room for hobbies, storage, or future possibilities. Inside, you'll find a bright living area a heat stove, along with a functional layout designed for everyday living. A great opportunity for buyers seeking space, convenience, and flexibility.

LO: The Knowles Company

Listing provided courtesy of:

The Knowles Company
One Summit Road Northeast
Harbor, ME 04662
207-276-3322
Info@knowlesco.com

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PROPERTY LOCATED AT: 32 Alton Avenue , Ellsworth, ME 04605

PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I - WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal _____ ☐ Unknown
☒ Drilled ☐ Dug ☐ Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): ..... ☐ N/A ☐ Yes ☒ No ☐ Unknown
Quantity: ..... ☐ Yes ☒ No ☐ Unknown
Quality: ..... ☐ Yes ☒ No ☐ Unknown
If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? ..... ☐ Yes ☒ No
If Yes, Date of most recent test: ----- Are test results available? .. ☐ Yes ☒ No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? ..... ☐ Yes ☒ No
If Yes, are test results available? ..... ☐ Yes ☒ No
What steps were taken to remedy the problem? -------

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **Behind house. Right of the garage.**
Installed by: **unknown**
Date of Installation: **August 21, 2002**

USE: Number of persons currently using system: **2**
Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: ------

Source of Section I information: **Agent investigation.**

Buyer Initials _____ _____ _____ _____ Page 1 of 8 Seller Initials SS _____ _____ _____

PROPERTY LOCATED AT: **32 Alton Avenue , Ellsworth, ME 04605**

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: | Public |X| Private [ ] Quasi-Public _____ | | Unknown

~~IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):~~
~~Have you had the sewer line inspected?..... [ ] Yes | | No~~
~~If Yes, what results: _____~~
~~Have you experienced any problems such as line or other malfunctions?..... [ ] Yes [ ] No~~
~~What steps were taken to remedy the problem? _____~~

IF PRIVATE (Strike Section if Not Applicable):

Tank: [X] Septic Tank [ ] Holding Tank [ ] Cesspool [ ] Other: _____

Tank Size: [ ] 500 Gallon [X] 1000 Gallon [ ] Unknown [ ] Other: _____

Tank Type: [X] Concrete [ ] Metal [ ] Unknown [ ] Other: _____

Location: **South-East Corner of the house.** OR | Unknown

Date installed: **08/21/2002** Date last pumped: **2018** Name of pumping company: **unknown**

Have you experienced any malfunctions? ..... | Yes |X| No

If Yes, give the date and describe the problem: ---------

Date of last servicing of tank: ----- Name of company servicing tank: ------

Leach Field: ..... [X] Yes [ ] No [ ] Unknown

If Yes, Location: **Just beyond septic tank.**

Date of installation of leach field: **08/21/2002** Installed by: **unknown**

Date of last servicing of leach field: **unk** Company servicing leach field: **unk**

Have you experienced any malfunctions? ..... [ ] Yes [X] No

If Yes, give the date and describe the problem and what steps were taken to remedy: **No remedy needed.**

Do you have records of the design indicating the # of bedrooms the system was designed for? |X| Yes | No

If Yes, are they available? ..... |X| Yes [ ] No

Is System located in a Shoreland Zone? ..... [ ] Yes [X] No [ ] Unknown

Comments: -------

Source of Section II information: **Agent Investigation**

PROPERTY LOCATED AT: **32 Alton Avenue , Ellsworth, ME 04605**

SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	**Hot Water BB**	**Gas Fireplace**		
Age of system(s) or source(s)				
TYPE(S) of Fuel	**Oil**	**Propane**		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**~120-130 Gallons**	**Unk**		
Name of company that services system(s) or source(s)		**Unk**		
Date of most recent service call	**2024**	**Unk**		
Malfunctions per system(s) or source(s) within past 2 years	**Serviced every year.**	**None**		
Other pertinent information	**Brand New Water Heater (2024)**			

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown

Are any buried? ..... [ ] Yes [X] No [ ] Unknown

Are all sleeved? ..... [X] Yes [ ] No [ ] Unknown

Chimney(s): ..... [X] Yes [ ] No

If Yes, are they lined: ..... [X] Yes [ ] No [ ] Unknown

Is more than one heat source vented through one flue? ..... [ ] Yes [X] No [ ] Unknown

Had a chimney fire: ..... [ ] Yes [ ] No [X] Unknown

Has chimney(s) been inspected? ..... [ ] Yes [X] No [ ] Unknown

If Yes, date: ------

Date chimney(s) last cleaned: **unk**

Direct/Power Vent(s): ..... [X] Yes [ ] No [ ] Unknown

Has vent(s) been inspected? ..... [ ] Yes [X] No [ ] Unknown

If Yes, date: ------

Comments: ------

Source of Section III information: **Agent Investigation**

SECTION IV - HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ..... [ ] Yes [ ] No [X] Unknown

If Yes, are tanks in current use? ..... [ ] Yes [ ] No [X] Unknown

If no longer in use, how long have they been out of service? -----

If tanks are no longer in use, have tanks been abandoned according to DEP? [ ] Yes [ ] No [X] Unknown

Are tanks registered with DEP? ..... [ ] Yes [ ] No [X] Unknown

Age of tank(s): ---- Size of tank(s): -----

Location: -----

PROPERTY LOCATED AT: **32 Alton Avenue , Ellsworth, ME 04605**

What materials are, or were, stored in the tank(s)? **No Known Tanks on Property**

Have you experienced any problems such as leakage: ..... ☐ Yes ☐ No ☒ Unknown

Comments: ----

Source of information: **Agent**

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? ..... ☐ Yes ☐ No ☒ Unknown

In the ceilings? ..... ☐ Yes ☐ No ☒ Unknown

In the siding? ..... ☐ Yes ☐ No ☒ Unknown

In the roofing shingles? ..... ☐ Yes ☐ No ☒ Unknown

In flooring tiles? ..... ☐ Yes ☐ No ☒ Unknown

Other: _____ ☐ Yes ☐ No ☒ Unknown

Comments: -----

Source of information: **Agent Investigation**

C. RADON/AIR - Current or previously existing:

Has the property been tested? ..... ☐ Yes ☒ No ☐ Unknown

If Yes: Date: ---- By: ------

Results: -----

If applicable, what remedial steps were taken? -----

Has the property been tested since remedial steps? ..... ☐ Yes ☒ No ☐ Unknown

Are test results available? ..... ☐ Yes ☒ No

Results/Comments: **Property Has Not Been Tested.**

Source of information: **Agent Investigation**

D. RADON/WATER - Current or previously existing:

Has the property been tested? ..... ☐ Yes ☒ No ☐ Unknown

If Yes: Date: ----- By: -----

Results: ----

If applicable, what remedial steps were taken? -------

Has the property been tested since remedial steps? ..... ☐ Yes ☒ No ☐ Unknown

Are test results available? ..... ☐ Yes ☒ No

Results/Comments: **Property Has Not Been Tested.**

Source of information: **Agent Investigation.**

E. METHAMPHETAMINE - Current or previously existing: ☐ Yes ☒ No ☐ Unknown

Comments: ------

Source of information: **Agent Investigation**

PROPERTY LOCATED AT: **32 Alton Avenue , Ellsworth, ME 04605**

F. LEAD-BASED PAINT/PAINT HAZARDS - *(Note: Lead-based paint is most commonly found in homes constructed prior to 1978)*

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? ..... Yes ☐ No ☒ Unknown ☐ Unknown (but possible due to age)

If Yes, describe location and basis for determination: -----

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No

If Yes, describe: ----

Are you aware of any cracking, peeling or flaking paint? ..... ☐ Yes ☒ No

Comments: ----

Source of information: **Agent Investigation**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ..... ☐ Yes ☒ No ☐ Unknown

LAND FILL: ..... ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ..... ☐ Yes ☒ No ☐ Unknown

Other: -----

Source of information: **Agent Investigation**

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V - ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ..... ☐ Yes ☐ No ☒ Unknown

If Yes, explain: ---

Source of information: **Agent Investigation**

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ..... ☐ Yes ☐ No ☒ Unknown

If No, who is responsible for maintenance? **Town Road**

Road Association Name (if known): ----

Source of information: **Agent Investigation**

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PROPERTY LOCATED AT: **32 Alton Avenue , Ellsworth, ME 04605**

SECTION VI – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

(1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or

(2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: ----

Have any flood events affected a structure on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: -----

Has any flood-related damage to a structure occurred on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: ------

Has there been any flood insurance claims filed for a structure on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: -----

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: -----

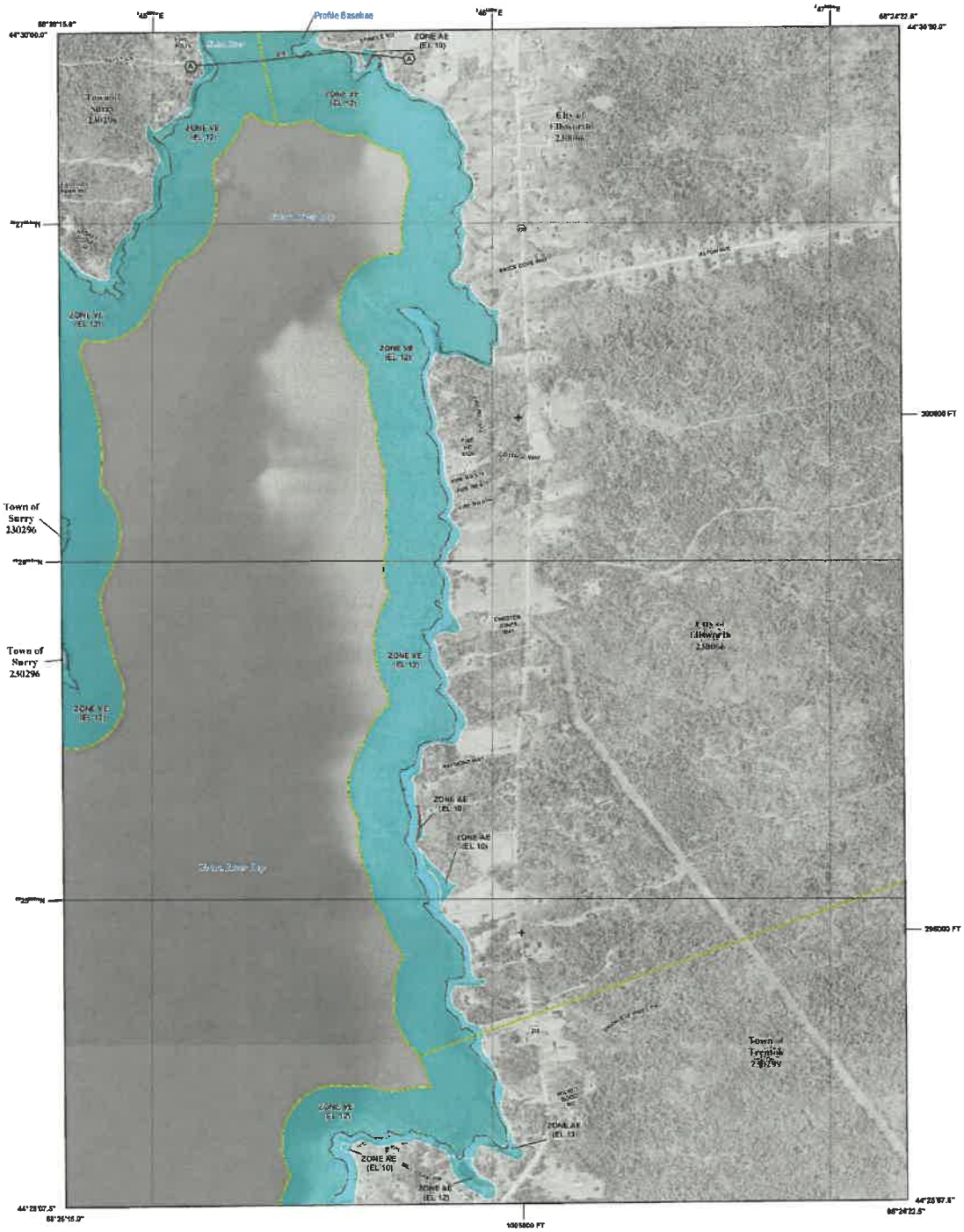
Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ..... ☐ Yes ☒ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

Relevant Panel Number: **23009C0956D** Year: **7/20/2016** (Attach a copy)

Comments: -------

Source of Section VI information: **Agent Investigation**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ZONE AE (EL 10)
ZONE VE (EL 12)
Town of Sorry 230296
Town of Sorry 230296
ZONE AE (EL 10)
ZONE AE (EL 10)
ZONE AE (EL 10)
ZONE VE (EL 12

PROPERTY LOCATED AT: 32 Alton Avenue , Ellsworth, ME 04605

SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: ----

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Are there any actual or alleged violations of a shoreland zoning ordinance including those that are imposed by the state or municipality? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: ----

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: ----

Year Principal Structure Built: 2002 What year did Seller acquire property? 2018

Roof: Year Shingles/Other Installed: Unknown

Water, moisture or leakage: None Seen

Comments: -----

Foundation/Basement:

Is there a Sump Pump? ..... ☐ Yes ☒ No ☐ Unknown

Water, moisture or leakage since you owned the property: ..... ☐ Yes ☒ No ☐ Unknown

Prior water, moisture or leakage? ..... ☐ Yes ☒ No ☐ Unknown

Comments:

Mold: Has the property ever been tested for mold? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, are test results available? ..... ☐ Yes ☒ No

Comments: Property Not Tested for Mold

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: ------

Has all or a portion of the property been surveyed? ..... ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available? ..... ☒ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ..... ☐ Yes ☒ No ☐ Unknown

Modular ..... ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure ..... ☐ Yes ☒ No ☐ Unknown

Comments:

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None Known.

Comments: ----

Source of Section VII information: Agent Investigation

PROPERTY LOCATED AT: **32 Alton Avenue , Ellsworth, ME 04605**

SECTION VIII - ADDITIONAL INFORMATION

New Water Heater 2024

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

DocuSigned by:
Stephen Sumner 6/11/2026

SELLER DATE SELLER DATE
Stephen Sumner

SELLER DATE SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE BUYER DATE

BUYER DATE BUYER DATE

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EQUAL HOUSING OPPORTUNITY

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Stephen Sumner

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Stephen Sumner** (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **32 Alton Avenue , Ellsworth, ME 04605**

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards **(check one below):**

____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____

_____

X Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller **(check one below)**:

____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

_____

_____

X Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has **(check one below)**:

____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer	Date	DocuSigned by: Stephen Sumner 4A1265159 6C6442... Seller **Stephen Sumner**	9/25/2025 Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	Signed by: Matthew Levesque B985A4E745B0410... Agent **Matthew Levesque**	9/26/2025 Date

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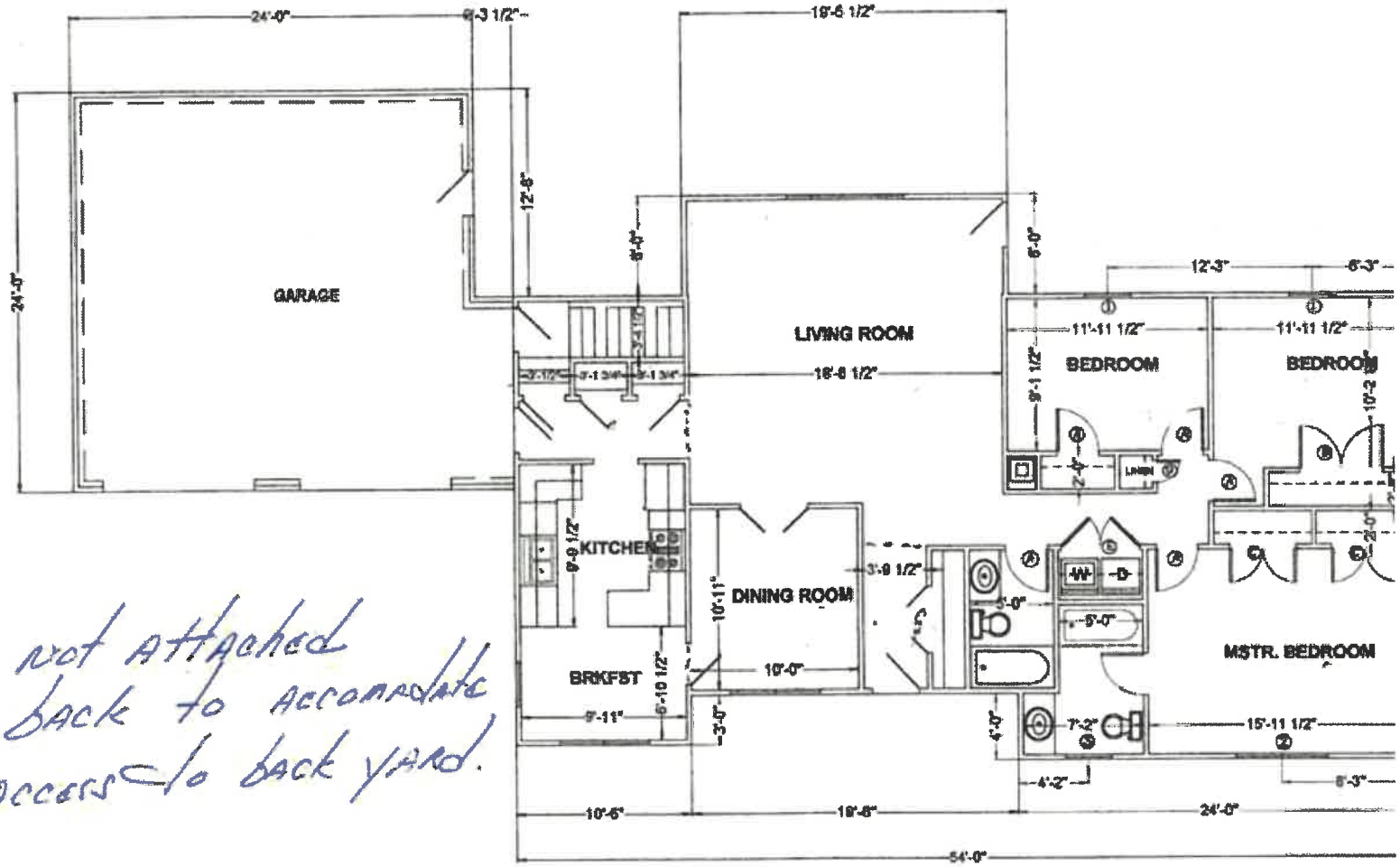
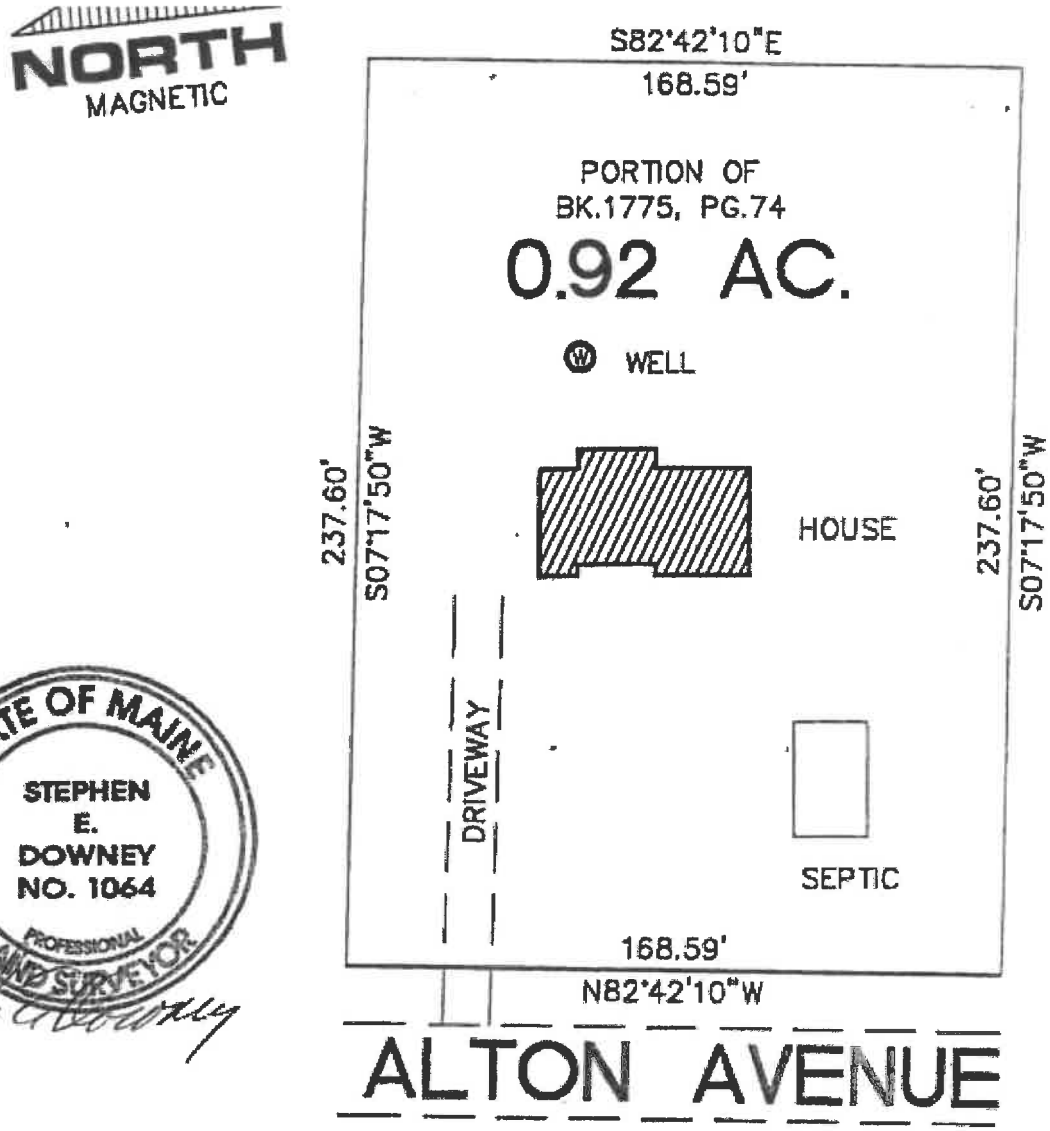
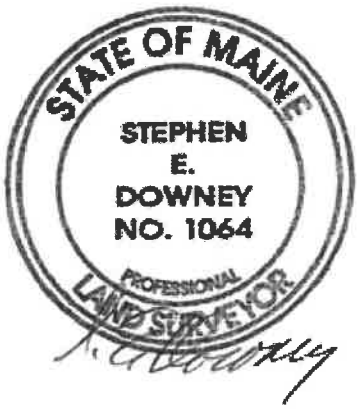


Garage not attached
moved back to accomodate
better access to back yard.

#32
ALTON AVE
ELLSWORTH, ME





MORTGAGE LOAN INSPECTION

Property owner: Robert A. Ray and Persis G. Ray
Buyer: Dawna Lynn St.Louis
Location: Ellsworth, Maine
Scale: 1 inch equals 50 feet
Date: May 13, 2003
Note: This is not a boundary survey. This plot plan is for mortgage purposes only.

I certify to Union Trust Company, its Title Insurance Company and Assigns that this plan depicts the results of a current examination of a portion of the premises described in Book 1775, Page 74 of the Hancock County Registry of Deeds and that all easements referenced in subject deed, apparent visible encroachments and improvements are located on the ground as shown hereon. I have consulted the Flood Insurance Rate Map, and the above described property is not in a designated flood hazard area. I certify that the municipality is not making specific allegations that the improvements shown hereon violate any provisions of the local zoning ordinance.

S. E. Downey, Inc., Land Surveying
52 Laurel Street
Ellsworth, Maine 04605
207-667-5945

Town of Ellsworth Tax Map 5, Lot 53

City of Ellsworth Official Land Use Map

City of ELLSWORTH
Business, Leisure, Life.

Orland

Otis

Waltham

Fletchers Landing Twp

Hancock

Lamoine

Franklin

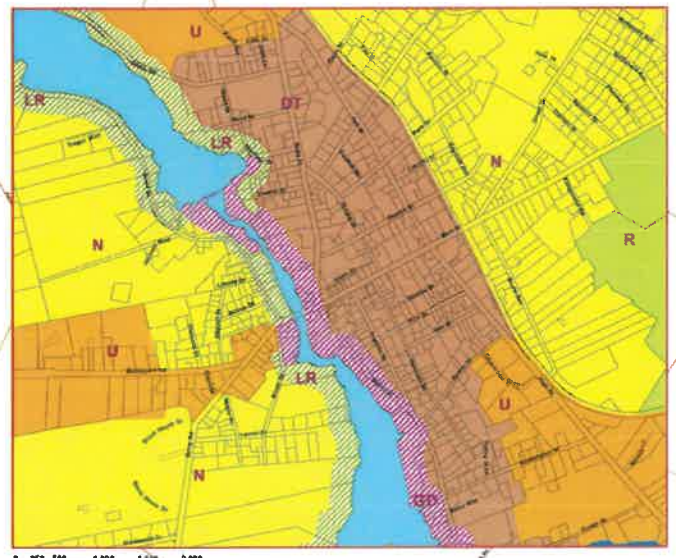
Legend

- Well Area A - Well Restricted Area
- Well Area B - Well Treatment Area

Zoning Districts

- Business Park (BP)
- Commerce Park (CP)
- Commercial (C)
- Downtown (DT)
- Drinking Water (DW)
- Drinking Water Protection (DP)
- General Development (GD)
- Industrial (I)
- Limited Commercial (LC)
- Limited Residential (LR)
- Neighborhood (N)
- Resource Protection (RP)
- Rural (R)
- Stream Protection (SP)
- Urban (U)
- Water
- Wetlands

Downtown Area Inset



0 250 500 1,000 1,500 2,000 Feet 1 inch = 500 feet

0 0.5 1 2 3 4 Miles

1 inch = 3,000 feet

N W E S

MainStreetGIS
MainStreetGIS, LLC
www.mainstreetgis.com

Note: Well Area A Bedrock Well Restricted Area and Well Area B Bedrock Well Treatment Area are fully described on a map by the Maine Department of Environmental Protection updated May 29, 2009 by Wayne Paradis, filed in the Ellsworth City Clerk's Office.

I hereby certify that this is a true and accurate copy of the official land use map of Ellsworth, Maine, approved by the Ellsworth City Council on June 17, 2019

Heidi Ison Sandlin
City Clerk

307. Table of Use Regulations.		GROWTH AREAS							RURAL AREAS	
		DT Downtown	U Urban	N Neighborhood	C Commercial	CP Commerce Park	I Industrial	BP Business Park	R Rural	DW Drinking Water
RESIDENTIAL/LODGING										
Accessory Dwelling		Y	Y	Y	Y	N	N	Y	Y	Y
Boarding House/Congregate Housing/Assisted Living Facility		Y	Y	Y	N	N	N	N	Y	N
Campground		N	Y	N	N	N	N	N	Y	N
Campsite		N	Y	Y	Y	N	N	N	Y	Y
Dwelling	Single Family Detached/Attached	Y	Y	Y	N	N	N	N	Y	Y
	Multi-Family - 3 to 6 units	Y	Y	Y	Y	N	N	N	Y	Y
	Multi-Family - 7 or more units	Y	Y	Y	Y	N	N	N	N	N
Homeless Shelter		Y	Y	Y	N	N	N	N	Y	N
Mobile Home		N	Y	Y	Y	N	N	N	Y	Y
Mobile Home Park		N	Y	N	N	N	N	N	Y	N
Lodging	Bed and breakfast	Y	Y	Y	Y	N	N	N	Y	Y
	Hotel/motel	Y	Y	N	Y	N	N	N	Y	Y
INSTITUTIONAL, SOCIAL &PUBLIC SERVICES/FACILITIES										
Business and Trade School		Y	Y	Y	N	Y	Y	Y	Y	Y
Cemetery, private		N	Y	Y	N	N	N	N	Y	Y
Day Care		Y	Y	Y	Y	N	Y	N	Y	Y
Educational Institution		Y	Y	Y	N	N	Y	N	Y	Y
Religious Institution		Y	Y	Y	N	N	N	N	Y	Y
Special Uses		Y	Y	Y	Y	Y	Y	Y	Y	Y
Telecommunication Tower		N	Y	Y	Y	N	Y	Y	Y	Y

307. Table of Use Regulations - continued		GROWTH AREAS							RURAL AREAS		Shoreland Zones 408.8	
		DT Downtown	U Urban	N Neighborhood	C Commercial	CP Commerce Park	I Industrial	BP Business Park	R Rural	DW Drinking Water	RP OR SP	ALL OTHER SZ
RURAL/RECREATION												
Agricultural Activity		N	Y	Y	N	N	N	N	Y	Y		
Boat Launch, Private and/or Commercial		N	N	N	N	N	N	N	N	N		
Boat Launch, Public		Y	N	Y	N	N	N	N	Y	Y		
Feedlot, Agricultural		N	N	Y	N	N	N	N	Y	N		
Golf Course		N	N	Y	N	N	N	N	Y	N		
Junkyard		N	N	N	N	N	Y	N	Y	N		
Landing Area		N	N	N	N	N	N	N	Y	Y		
Marina		Y	N	Y	N	N	N	N	Y	N		
Mineral Extraction		N	N	N	N	N	Y	N	Y	N		
Sawmill		N	N	N	N	N	Y	Y	Y	N		
Stable		N	N	Y	N	N	N	N	Y	Y		
Timber Harvesting		N	Y	Y	Y	Y	Y	Y	Y	Y		
COMMERCIAL/INDUSTRIAL USES												
Agriculture and Processing, Commercial		Y	N	N	N	Y	Y	Y	Y	Y		
Animal Hospital		N	Y	N	Y	N	Y	N	Y	N		
Automobile Sales, Repair, and Leasing - Major		N	Y	N	Y	N	Y	Y	N	N		
Automobile Sales, Repair, and Leasing - Minor		Y	Y	N	Y	N	Y	Y	Y	Y		
Bulk Storage		N	N	N	N	N	Y	Y	Y	Y		
Bulk Tank Facility		N	N	N	Y	N	Y	Y	N	N		
Commercial Use		Y	Y	N	Y	N	Y	Y	Y	Y	NO	CEO/NO
Convenience Store		Y	Y	Y	Y	N	N	N	Y	Y		
Custom Manufacturing		Y	Y	Y	Y	Y	Y	Y	Y	Y		
Equipment Sales and Rental		N	Y	N	Y	N	Y	Y	Y	Y		
Gas Station		Y	Y	N	Y	N	Y	N	Y	N		
Energy storage Systems, Stand-alone*		N	N	N	N	N	Y	Y	N	N		
Essential Services	Distribution	Y	Y	Y	Y	Y	Y	Y	Y	Y	CEO	YES
	Transmission	Y	Y	Y	Y	Y	Y	Y	Y	Y	PB	PB
	Facilities	Y	Y	Y	Y	Y	Y	Y	Y	Y	PB	PB/NO

307. Table of Use Regulations - continued		GROWTH AREAS							RURAL AREAS		Shoreland Zones 408.8	
		DT Downtown	U urban	N Neighborhood	C Commercial	CP Commerce Park	I Industrial	BP Business Park	R Rural	DW Drinking Water	RP OR SP	ALL OTHER SZ
Industrial Service		Y	Y	N	Y	N	Y	Y	Y	Y	NO	CEO/NO
Industry, Heavy		N	N	N	N	N	Y	Y	N	N	NO	CEO/NO
Industry, Light		N	Y	N	Y	Y	Y	Y	Y	Y	NO	CEO/NO
Laboratory, Research, and Development Facility		Y	Y	N	Y	Y	Y	Y	Y	N		
Personal Service Establishment		Y	Y	Y	Y	Y	Y	Y	Y	Y		
Medical Marijuana Primary Caregiver Operation (cultivation, production, dispensing, and all related activities) Outside the Primary Residence and collectives		N	N	N	N	N	N	N	N	N		
Processing, Fish Wholesale		Y	N	N	N	Y	Y	Y	Y	Y		
Professional Establishment		Y	Y	Y	Y	Y	Y	Y	Y	Y		
Restaurant/Bar and/or Cocktail Lounge		Y	Y	N	Y	N	N	N	Y	Y		
Shopping Center	Small	N	Y	N	Y	N	N	N	Y	N		
	Community	N	Y	N	Y	N	N	N	N	N		
	Big Box	N	N	N	Y	N	N	N	N	N		
Solar Energy System, Stand-alone*	Small-Scale	Y	Y	Y	Y	N	Y	Y	Y	Y		
	Medium-Scale	N	Y	N	Y	N	Y	Y	Y	Y		
	Large-Scale	N	Y	N	Y	N	Y	Y	Y	Y		
Warehouse		N	Y	N	Y	N	Y	Y	Y	Y		

* Accessory Uses are considered as part of the principal use for zoning purposes including allowable locations.

Have you tested your well water for arsenic?

Your water looks, smells and tastes fine. So why do you need to test it?

It is hard to believe that water that looks, smells and tastes fine may not be safe to drink. But the truth is that 1 in 10 wells in Maine has water that is high in arsenic. There are wells high in arsenic in all parts of Maine.

Protect your family.
Test your well for arsenic every 3 to 5 years.

How to Test Your Well Water

1. Call a lab.

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: wellwater.maine.gov. Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and flouride, ask your lab for a test kit for all of these.

2. Do the test.

- Your test kit will arrive in the mail. It will have empty bottles, directions and forms to fill out.
- Follow the directions and mail the bottles back to the lab with the forms.

3. Get your results.

- Your test results will come to you in the mail.
- If you have too much arsenic in your water, or if you are not sure you understand your test results, call 866-292-3474 (toll-free in Maine) or 207-287-4311 to speak to an expert.

Why Arsenic is Bad

People who drink water with too much arsenic for many years are more likely to get cancer. Arsenic can cause skin, bladder and lung cancers.

It may cause low birthweight and affect brain development in babies if pregnant women drink water with too much arsenic in it. Arsenic can also affect brain development in young children. Other problems from drinking water with very high arsenic levels include: stomach pain, nausea, diarrhea, numbness or tingling in the hands and feet and changes in skin.

Your chance of having any of these health problems depends on:

- how much arsenic is in your water;
- how much water you drink;
- how long you have been drinking the water.

Solving Arsenic Problems

There are actions you can take to protect your family if your water has too much arsenic. First, you can switch to bottled water for drinking and making drinks. This will allow you time to decide if you want to install a water treatment system.

Call us at 866-292-3474 (toll-free in Maine) or 207-287-4311 if you have high arsenic. We can help you decide how to solve the problem.

Protect your family. Test your well.

- For more information: wellwater.maine.gov
- Call for advice: **866-292-3474 • TTY: Call Maine Relay 711**

March 2020

Fact Sheet: Arsenic Treated Wood

Maine CDC
Environmental and
Occupational Health Program

Department of Health and
Human Services
11 State House Station
Augusta, ME 04333

Toll Free in Maine: 866-292-3474
Fax: 207-287-3981
TTY: 207-287-8066
Email: ehu@maine.gov

Does Your New Home Have Arsenic (CCA) Treated Wood?

About half of all Maine homes have a deck, or playground or some other structure that is made of wood treated with arsenic. This wood is called "CCA pressure-treated wood" or just "pressure-treated" wood. The wood was treated with arsenic to protect against rot and insects.

Too much arsenic can cause cancer. So it is good to prevent arsenic getting into your body when you can. When you touch wood treated with arsenic, you can get arsenic on your hands. The arsenic on your hands can get into your mouth if you are not careful about washing before eating. Young children are most at risk because they are more likely to put their hands in their mouths. The good news is that there are simple things you can do to protect yourself and your family from arsenic treated wood. This fact sheet will tell you how.

Children touching unsealed treated wood, and then putting their hands in their mouths is the biggest concern.

IF YOU WORK WITH CCA WOOD

- **NEVER** burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

First: Does your house have arsenic treated (CCA) wood?

When arsenic treated wood is new, it tends to have a greenish tint. When CCA wood is older, it is harder to tell. Ask your realtor if the seller knows whether CCA wood was used. You can also test the wood to find out if it contains arsenic. Call us to find out how.

Second: If so, reduce contact with the arsenic.

You can lower the amount of arsenic on the surface of the wood by applying a coating on the wood every 1-2 years. Oil-based sealants, varnishes, or polyurethane work best for sealing arsenic in the wood. Be sure to wash your children's hands when they finish playing on or near CCA wood.

Third: If you have any questions, call us toll-free in Maine: 866-292-3474

TO LEARN MORE

Eric Frohmberg
Environmental and Occupational Health Program
Maine CDC
Toll-free in Maine 866-292-3474
TTY: 207-287-8066
www.maine.gov/dhhs/eohp

Common Questions

What is CCA wood?

CCA wood is made by dipping the wood in a mixture of chemicals. These chemicals include chromium, copper, and arsenic. This protects the wood against insects and rot. This wood is known as CCA wood or "pressure treated" wood. Most pressure treated wood in the U.S. is CCA wood. After December 31, 2003, no more CCA wood will be made for use around homes. CCA wood may still be sold for home use until April 1, 2004 in the state of Maine.

What is Arsenic?

Arsenic is found in soil and rocks. Most people get a little arsenic every day from the food they eat. Also, some people have arsenic in their private wells, which is why it is important that anyone with a well have it tested for arsenic. People who are exposed to too much arsenic over many years are more likely to get cancer.

Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation

MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035

REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services:**

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES - WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called **"single agency"**);
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called **"appointed agency"**);
- ✓ The company may offer limited agent level services as a **disclosed dual agent.**

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!
Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

_____

by _____
Licensee's Name

on behalf of **The Knowles Company**
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.